EAST HANTS

COMMITTEE REPORT

Date: October 28, 2026

To: Municipal Council

cc: Adam Clarkson, Deputy Chief Administrative Officer

From: Councillor Mitchell, Planning Advisory Committee Chairperson

RE: **Planning Advisory Committee Report**

The Committee held its regular meeting on October 20, 2026 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. **PLN26-008 – ZZAP CONSULTING – MAPPING AMENDMENTS – SECOND REPORT**

   The Municipality received an application from Zzap Consulting to change the land use designation and zone of property at the corner of Highway 2 and Earls Court, Lantz to permit a townhouse development. A portion of the land use designation is proposed to change from the Established Residential Neighbourhood (ER) Designation to the Medium Density Residential Neighbourhood (MR) Designation and to be rezoned from the Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone.

   The Planning Advisory Committee recommends to Council ***that Council defer consideration of the mapping amendments until a decision about floodplain mapping as part of the Plan Review has been made and I&O staff have had an opportunity to discuss the culvert issue with CN Rail***.

   As Chair of the Committee, I so move.

   The Planning Advisory Committee recommends to Council ***that Council request the proponent to complete a Level 2 Environmental Site Assessment at their expense and submit the results to Municipal Council for consideration before the application proceeds***. (Re: "PLN26-008 Legrow and Williams: MPS and LUB Mapping Amendments").

   As Chair of the Committee, I so move.

2. **PLN23-011 – COTTAGE COUNTRY – DEVELOPMENT AGREEMENT – FINAL REPORT**

   The Committee received a presentation from Community Planner II regarding the proposed development agreement initially considered in February 2026. The development includes 370 bare land condominium units, six fee-simple lots, and commercial/residential areas along Nature Drive. The agreement also provides for upgrading the existing emergency access to a public road connecting Nature Drive to Long Lake Road. The condominium units will be subject to the minimum area, frontage, and setback requirements of the Country Residential (CR) Zone. A public hearing has previously be authorized and will now be scheduled.

3. **PLN26-009 – SWINKS AGRO ENGINEERING – FIRST READING REPORT**

   Planning staff received an application from Swinks Agro Engineering Ltd. On behalf of Atlantic Broilers Ltd. to amend the Official Community Plan to allow reduced front yard setbacks for an intensive livestock operation. In July, 2026, Council directed staff to move forward with amendments that would allow for reduced front yard setbacks for intensive livestock operations in the Rural Use North (RU-2) Zone by development agreement.

The Planning Advisory Committee recommends to Council ***that Council give First Reading to amend the Municipal Planning Strategy and Land Use Bylaw to allow intensive livestock operations with reduced front yard setbacks by development agreement in the Rural Use North (RU-2) Zone, notwithstanding section 5.2.3 a) and f) of the Land Use Bylaw, to permit Council to consider entering into a development agreement with Atlantic Broilers Ltd. for PID 45382199 for a reduced public road setback for an intensive livestock operation, and; authorize staff to schedule a Public Hearing***.

As Chair of the Committee, I so move.

4. PLACES OF WORSHIP AND CEMETERIES - MPS AND SUB AMENDMENTS - FINAL REPORT

Dealt with at the public hearing.

5. MAITLAND HERITAGE CONSERVATION DISTRICT REVIEW – FINAL REPORT

Dealt with at the public hearing.

6. NON-PROFIT HOUSING FEE WAIVER

This second report outlined a proposed Affordable Housing Financial Assistance Policy that would prioritize the highest level of assistance for deeply affordable rental housing, with rents capped at 30% of gross household income under a Rent-Geared-to-Income model. Other qualifying affordable housing would receive targeted support through property tax relief, municipal fee reductions, and deed transfer tax assistance grants. The policy would also require agreements and reporting requirements to ensure accountability.

The Planning Advisory Committee recommends to Council ***that Council direct Staff to draft an Affordable Housing Financial Assistance Policy based on the approach outlined in the staff report dated October 1, 2026; prepare related amendments to Bylaw F-400; and consult with the non-profit housing sector once a draft policy is prepared***.

As Chair of the Committee, I so move.

7. PLAN REVIEW BACKGROUND REPORT – HERITAGE PROPERTY DEVELOPMENT AGREEMENTS

Staff presented draft policies that would enable Heritage Development Agreements to be included in the updates to the East Hants Official Community Plan. The amendments would enable additional development rights on properties containing a registered heritage property.

The Planning Advisory Committee recommends to Council ***that Council direct staff that policies to enable Heritage Development Agreements, as outlined in Background Paper #3 regarding heritage development agreements, are included in the draft updates to the East Hants Official Community Plan***.

As Chair of the Committee, I so move.

8. PLAN REVIEW - OBJECTIVES AND PLANNING PRINCIPLES

Staff presented a report as a follow up to the July 2026 "What We Heard" report, which presented the public feedback received at public meetings and surveys conducted in the Spring of 2026. Consultation findings have been translated into objectives and planning principles. These objectives and planning principles will be shared with the public at a series of meetings in October & November 2026. Following feedback from these meetings to ensure that "we got it right", drafting of a new East Hants Official Community Plan will commence.

The Planning Advisory Committee recommends to Council ***that Council direct staff to prepare amendments to Part A of the MPS based on the nine planning principles outlined in Plan Review Topic Paper 005, dated October 1, 2026***.

As Chair of the Committee, I so move.

This concludes the report.